

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 25, 2003 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for the use permit.

P.A.S.: Annexation #03002
Change of Zone #3411 from AG and AGR to B-5
Use Permit #150

PROPOSAL: To allow 228,000 square feet of office, commercial and retail floor area.

LOCATION: Southwest of South 91st Street and Highway 2.

WAIVER REQUESTS:

1. Eliminate the preliminary plat process.
2. Allow the Director of Planning to approve administrative final plats in accordance with the approved use permit.
3. Allow the Director of Planning to approve administrative final plats that include public streets and private roadways.
4. Sidewalks along Highway 2.
5. Transfer of sewage from one drainage basin to another.

LAND AREA: Approximately 53.58 acres.

CONCLUSION: Development consistent with this request has been anticipated at this location and was included as part of the original annexation agreement for Appian Way (now Prairie Lakes) on the north side of Highway 2. With minor revisions to the plan, this request complies with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:

Annexation #03002	Approval
Change of Zone #3411	Approval
Use Permit #150	Conditional Approval

Waivers (Use Permit #150):

- | | |
|--|----------|
| 1. Eliminate the preliminary plat process | Approval |
| 2. Allow the Director of Planning to approve | |

	administrative final plats in accordance with the approved use permit	Approval
3.	Allow the Director of Planning to approve administrative final plats that include public streets and private roadways	Approval
4.	Sidewalks along Highway 2	Approval
5.	Transfer of sewage from one drainage basin to another	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Annexation #03002 - All land south of Highway 2 and north of the Omaha Public Power District Rail Line rights-of-way, and from the west right-of-way line of re-aligned South 84th Street to the east right-of-way line of the realigned South 91st Street.

Change of Zone #3411 and Use Permit #150 - See attached.

EXISTING ZONING: AG Agriculture and AGR Agricultural Residential.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Regional Shopping Center	B5
South:	Agriculture, Residential	AG
East:	Residential	AG & AGR
West:	Agriculture, Residential	AG & AGR

ASSOCIATED HISTORY:

November 5, 2001 - The preliminary plat and use permit for Appian Way (now Prairie Lakes) was approved by the City Council.

November 5, 2001 - The annexation agreement covering the land on both sides of Highway 2 at South 91st Street was approved by the City Council.

March 26, 2001 - The Southeast Lincoln/Highway 2 Subarea Plan was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F27 - Urban Growth Tiers - This site is within Tier 1 of the Future Service Limit.

Page F95 - Bicycle and Trail Standards for Developing Areas - The Plan calls for trails along both South 91st Street and Amber Hill Road.

Page F156 - Subarea Planning - Southeast Lincoln/Highway 2 Subarea Plan.

Southeast Lincoln/Highway 2 Subarea Plan:

Figure 2 - Designates office, service, retail and residential transition uses for this site.

Page 9 - Promote a Desirable Entryway - Calls for a 400' wide open space corridor along this section of Highway 2.

Page 9 - Clarify the Appropriate Size and Type of Uses in the Center at South 84th Street and Highway 2 - Designates 1.9 million square feet of floor area for a regional shopping center in this area.

Page 10 - Commercial Transition - Within commercial areas, office and lower intensity uses along with appropriate buffer areas should be developed as a transition to adjacent residential areas.

Page 13 - Entryway Corridor - To preserve the entryway corridor, the land use and transportation decisions are equally important as landscaping or architectural standards.

UTILITIES: All utilities are available to the site.

TRAFFIC ANALYSIS: The Subarea Plan shows the realigned South 84th and South 91st Streets as arterial streets. Highway 2 is also classified as an arterial street. The C.I.P. currently identifies road improvements on South 84th Street in 2003-2004. South 91st Street to Amber Hill Road is to be built by the developer within two years after the approval of a final plat creating the adjacent lots. The 1.9 million square feet of commercial floor area permitted by the annexation agreement for the land on both sides of Highway 2 generate a certain number of trips which trigger the road improvements outlined in the agreement. The individual lots will be provided access with a private roadway system.

ENVIRONMENTAL CONCERNS: The on-site delineated wetlands. The applicant notes that this site is included in a wetlands study completed by Olsson Associates in 1999 that includes an off-site mitigation plan approved by Department of the Army Permit #NE 2001-10474. A copy of this permit should be provided.

AESTHETIC CONSIDERATIONS: Highway 2 is a major entryway into Lincoln. Enhancing the appearance of this entryway by preserving open space and regulating land use in proximity to the highway is a key component of the subarea plan, which calls for a 400'-wide open space corridor in this area.

ANALYSIS:

1. This site was included in the annexation agreement for Appian Way approved in 2001. That agreement assigns financial responsibility for public improvements including streets, sewer, and water.
2. This area is contiguous to the city and the proposed annexation is in conformance with the Comprehensive Plan. It is within Tier 1 of the Future Service Limit, and the annexation agreement addressed the area's infrastructure needs.
3. The Comprehensive Plan designates commercial, retail and transition uses for this site. The proposed uses shown on the site plan are generally in compliance with the Plan. However, the transition areas along South 84th and 91st Streets were included to enhance compatibility with those lands adjacent to the east and west designated for future residential land uses. The west ends of Blocks 3 and 4 are buffered by outlots, however the west end of Block 4 is not. The land use table should be revised to limit the uses on Lot 3, Block 4 to office uses only. Lot 3, Block 1 is also a transition area without a buffer, and it should also be limited to office uses.
4. The annexation agreement also established a maximum number of vehicle trips for both the north and south commercial areas (north and south of Highway 2) based upon the infrastructure improvements planned for the area. The use permit shows a mix of land uses that generates 729 P.M. peak hour trips, compared to the 1,239 trips allocated for this development in the agreement.
5. Several modifications are required for the sewer, water, and drainage and grading plan. Those changes are identified in the review from Public Works and Utilities (both Engineering Services and Watershed Management) and must be made for these applications to comply with applicable standards.
6. Improvements and financial responsibility for South 84th Street to Amber Hill Road, and for South 91st Street to Amber Hill Road are also addressed in the annexation agreement. However, the plat needs to be revised to reflect the following items concerning streets:
 - A. South 84th Street needs to be shown extended to the southern limit of the plat along Outlot A, Block 2.
 - B. A 130' wide right-of-way needs to be provided for South 84th Street within 700' of the centerline of Highway 2.
 - C. A curb and gutter urban section including left-turn lanes is required for the full length of South 84th Street.

- D. The right-of-way stub at Appian Way and South 84th Street can be deleted.
 - E. South 91st Street to Amber Hill Road must be paved, and must show only a right-in/right-out turning movement.
 - F. The length of the South 87th Street right-of-way stub must be 80' in length, and a minimum 150'-long dual left-turn lane should be provided.
 - G. Sidewalks must be shown along both South 84th and 91st Streets.
- 7. The application includes a request to waive sidewalks along Highway 2. If granted, it is consistent with similar waivers previously granted to other commercial developments in the area including Appian Way to the north, and Pine Lake Plaza located on the west side of South 84th Street at Highway 2. Additionally, the Comprehensive Plan shows trails along South 84th Street, South 91st Street, and Amber Hill Road to provide for pedestrian and bike movement parallel to Highway 2. Easements to accommodate these trails must also be shown on the site plan.
 - 8. The subarea plan identifies open space corridors along Highway 2, South 84th, and South 91st Streets. It specifically calls for a 400' open space corridor along Highway 2 - a 225' wide strip of open space for this corridor was established along the north side of Highway 2 when Appian Way was approved. The site plan needs to be revised to show a 175' setback for buildings and parking along Highway 2 consistent with the Plan. Additionally, the setbacks along South 84th and 91st Streets need to be increased to 75' setbacks for parking, and 100' setbacks for buildings.
 - 9. The landscape plan shows the street trees required by the Subdivision Ordinance, but the landscape plans for individual lots will be deferred until the time building permits are issued. However, the landscape plan must be revised to show street trees along both Highway 2 and South 84th Street. The type, number, and spacing of all street trees must comply with Design Standards. Additionally, the trees along Highway 2 must be on private property.
 - 10. Wetlands are shown on the site plan, and the application indicates this site is included in a wetlands study completed by Olsson Associates in 1999 that includes an off-site mitigation plan approved by Department of the Army Permit #NE 2001-10474. It is recommended these areas be left undisturbed and preserved as open space. However, if they are to be removed, a copy of the approved permit including the mitigation plan should be provided to the City.
 - 11. LES recently negotiated a land swap on parcels within this plat and intends to construct a new substation at the southeast corner of the plat. A significant easement for a

transmission line corridor is shown on the plat, however additional easements will also be required to provide service to all the lots shown per the LES review.

12. As noted, this development abuts one of Lincoln's major entryway corridors. Mixed use centers should contain buildings which relate to one another as an urban grouping. Other major shopping centers in Lincoln such as Lenox Village, Willowbrook, and South Pointe Pavilions have provided an architectural theme for their developments. Staff understands that such a theme is also part of the Prairie Lakes development on the north side of Highway 2. An architectural theme compatible with Prairie Lakes would enhance the appearance of this project, and should be incorporated into this development.

CONDITIONS:

Use Permit #150

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
 - 1.1.1 An amended Land Use Table showing allowed uses on Lot 3, Block 4, and on Lot 3, Block 1 as office only.
 - 1.1.2 Streets extended 300' beyond the limits of the site plan.
 - 1.1.3 South 84th Street and South 91st Street extended to the southern limit of the plat.
 - 1.1.4 130' wide right-of-way for South 84th Street within 700' of the centerline of Highway 2.
 - 1.1.5 A curb and gutter urban section including left-turn lanes for the full length of South 84th Street.
 - 1.1.6 The right-of-way stub at Appian Way and South 84th Street deleted.
 - 1.1.7 South 91st Street to Amber Hill Road paved with only a right-in/right-out turning movement.

- 1.1.8 The length of the South 87th Street right-of-way stub 80' in length, with a minimum 150'-long dual left-turn lane, and the front yard setback line adjusted accordingly.
- 1.1.9 Sidewalks along the east side of South 84th and the west side of South 91st Streets.
- 1.1.10 A 175' setback to buildings and parking along Highway 2, and a 75' setback to parking and a 100' setback to buildings along both South 84th and South 91st Street. General Note #20 on Sheet 1 of 7 must be revised accordingly.
- 1.1.11 10' wide trail easement along South 84th Street, South 91st Street, and Amber Hill Road.
- 1.1.12 Utility easements required by LES with the notes added to the site plan as noted in the LES June 5, 2003 review.
- 1.1.13 Signed surveyor and engineer certificates.
- 1.1.14 The owners must be shown on the site plan.
- 1.1.15 Note #16 revised to include "the uses in the land use table may be revised by administrative amendment", and deleting "at the time of building permits".
- 1.1.16 The dashed line through the middle of Lot 3, Block 4 on Sheet 1 of 7 labeled.
- 1.1.17 Separate legal descriptions for the AG to B-5 and the AGR to B-5 change of zone request.
- 1.2 A revised landscape plan that includes street trees along Highway 2 and South 84th Street, and revised to show the type, number and spacing of trees per Design Standards. All landscaping must be shown on private property.
- 1.3 A revised grading and drainage plan approved by Public Works and Utilities.
- 1.4 Provide an architectural theme compatible with the theme adopted for the Prairie Lakes regional shopping center.
- 2. This approval permits 228,000 square feet of office, commercial and retail floor area with waivers to the preliminary plat process, to allow the Director of Planning to

approve administrative final plats in accordance with the approved use permit, to allow the Director of Planning to approve administrative final plats that include public streets and private roadways, sidewalks along Highway 2, and transfer of sewage from one drainage basin to another.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the Planning Director consistent with the approved use permit.

Standard:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP
Planner

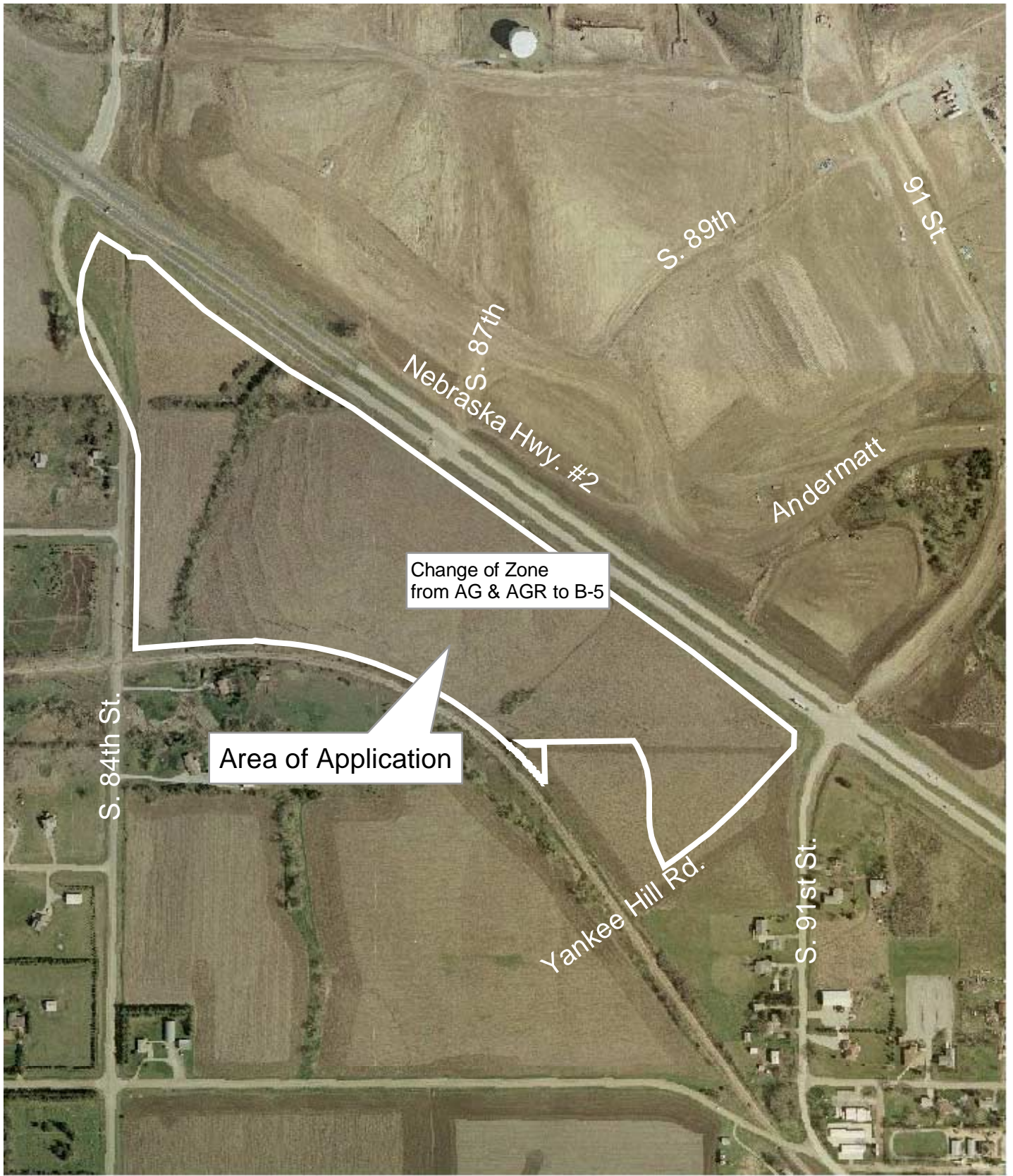
June 12, 2003

**APPLICANT/
CONTACT:**

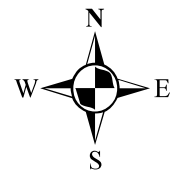
Kelvin Korver
RR#1, Box 93A
Adams, NE 68301 (402) 432-8975

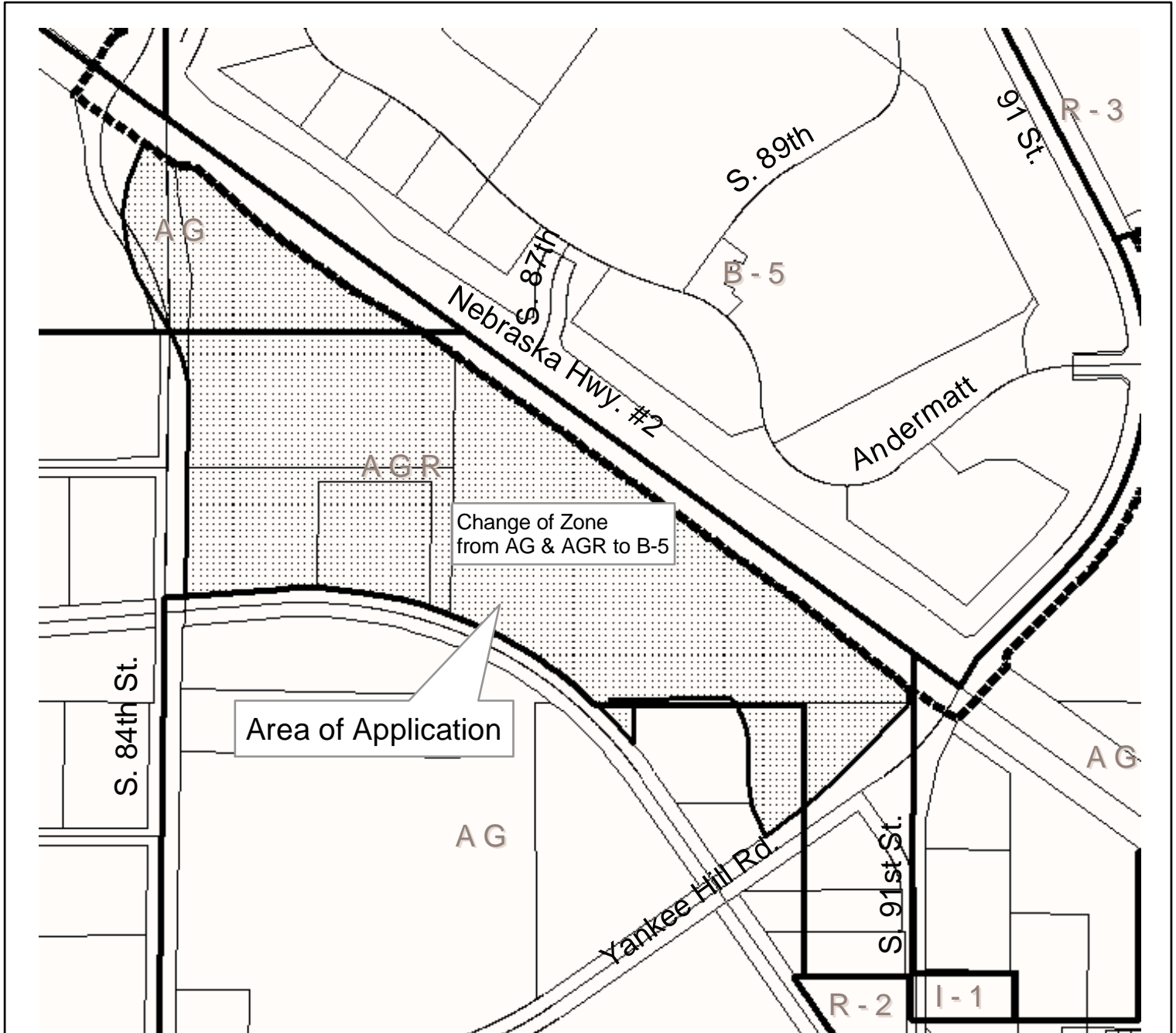
OWNER:

Andermatt, LLC
RR#1, Box 93A
Adams, NE 68301



**Change of Zone #3411
Use Permit #150
S 91st St. & Hwy #2
Appian Way Regional Center**

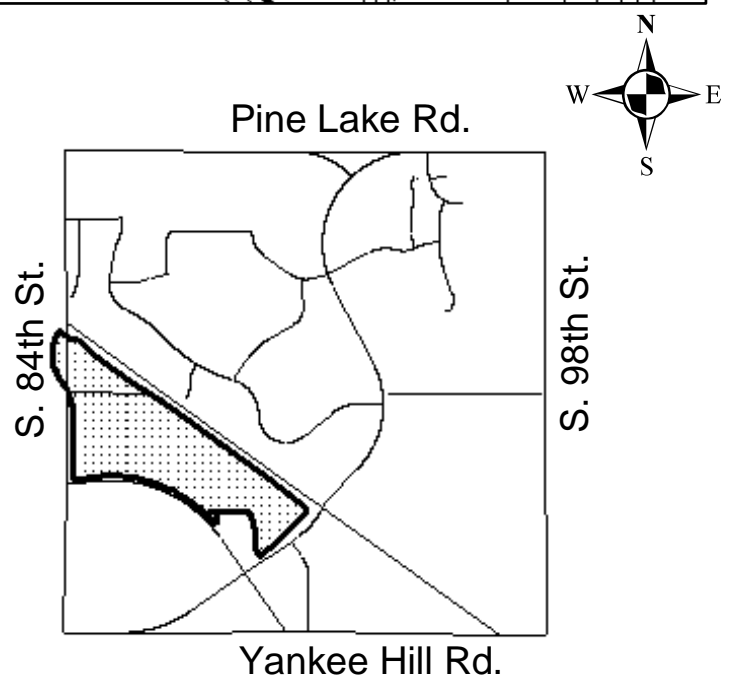
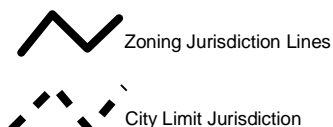




Change of Zone #3411 **Use Permit #150** **S 91st St. & Hwy #2** **Appian Way Regional Center** **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 23 T09N R07E



LAND USE PERMIT LEGAL

A TRACT OF LAND COMPOSED OF A PART OF LOT 103, IRREGULAR TRACT, LOCATED THE SOUTHWEST QUARTER OF SECTION 23, ALL OF LOTS 78, 79, 80 AND 83, IRREGULAR TRACTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, ALL OF LOT 81, IRREGULAR TRACT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA. DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION 23; THENCE S 89°52'54" E, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 8.32 FEET TO THE FUTURE EASTERLY RIGHT OF WAY LINE OF SOUTH 84TH STREET AND THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A 585.00 FOOT NON-TANGENT CURVE, CONCAVE TO THE WEST, THE CENTER OF SAID CURVE BEARS S 63°08'06" W FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID FUTURE EASTERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°19'51" AN ARC DISTANCE OF 54.43 FEET, THE CHORD OF SAID CURVE BEARS N 29°31'50" W, A DISTANCE OF 54.41 FEET; THENCE N 32°11'45" W ALONG SAID FUTURE EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.19 FEET TO THE POINT OF CURVATURE OF A 465.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID FUTURE EASTERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°13'14" AN ARC DISTANCE OF 496.85 FEET, THE CHORD OF SAID CURVE BEARS N 01°35'08" W, A DISTANCE OF 473.55 FEET; THENCE N 29°01'29" E ALONG SAID FUTURE EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.54 FEET TO THE INTERSECTION WITH THE FUTURE SOUTHERLY NEBRASKA HIGHWAY NO. 2 RIGHT OF WAY LINE; THENCE S 58°04'03" E ALONG SAID FUTURE SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 130.64 FEET TO AN INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY NO. 2 AND THE EASTERLY EXISTING SOUTH 84TH STREET RIGHT OF WAY LINE; THENCE S 74°45'18" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 74.68 FEET; THENCE S 48°10'50" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET; THENCE S 54°27'15" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 400.00 FEET; THENCE S 68°59'08" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 290.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S 54°27'18" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1615.21 FEET; THENCE S 51°36'51" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 506.12 FEET TO THE WESTERLY SOUTH 81ST STREET RIGHT OF WAY LINE, SAID LINE BEING LOCATED 33.00 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE S 00°12'24" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 53.68 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE S 00°12'37" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 4.62 FEET TO THE NORTHERLY YANKEE HILL ROAD RIGHT OF WAY LINE; THENCE S 44°20'31" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 285.77 FEET TO THE POINT OF CURVATURE OF A 1935.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'31" AN ARC DISTANCE OF 370.68 FEET, THE CHORD OF SAID CURVE BEARS S 49°49'48" W, A DISTANCE OF 370.09 FEET; THENCE S 55°18'59" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.13 FEET TO THE FUTURE WESTERLY RIGHT OF WAY LINE OF AMBER HILL ROAD; THENCE N 24°41'05" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 76.15 FEET TO THE POINT OF CURVATURE OF A 283.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°39'05" AN ARC DISTANCE OF 121.76 FEET, THE CHORD OF SAID CURVE BEARS N 12°21'32" W, A DISTANCE OF 120.82 FEET; THENCE N 00°02'00" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 109.79 FEET TO THE POINT OF CURVATURE OF A 331.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°18'58" AN ARC DISTANCE OF 198.25 FEET, THE CHORD OF SAID CURVE BEARS N 17°11'29" W, A DISTANCE OF 195.30 FEET TO THE SOUTHERLY LINE OF AN EXISTING LINCOLN ELECTRIC SYSTEM TRANSMISSION LINE EASEMENT RECORDED AS INSTRUMENT NUMBER 95-12807 AT THE LANCASTER COUNTY REGISTER OF DEEDS; THENCE S 89°01'14" W ALONG SAID EASEMENT LINE, A DISTANCE OF 431.95 FEET; THENCE S 59°00'27" E A DISTANCE OF 22.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER SECTION 23; THENCE N 89°58'00" E ALONG SAID QUARTER LINE, A DISTANCE OF 67.89 FEET; THENCE S 00°02'00" E A DISTANCE OF 146.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE OMAHA PUBLIC POWER DISTRICT'S RAILROAD LINE AND A POINT ON A 1494.43 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, THE CENTER OF SAID CURVE BEARS S 50°54'19" W FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'19" AN ARC DISTANCE OF 1449.47 FEET, THE CHORD OF SAID CURVE BEARS N 66°52'50" W, A DISTANCE OF 1393.32 FEET; THENCE S 85°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 303.52 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF 84TH STREET, SAID POINT LOCATED 70.00 EASTERLY OF, PERPENDICULAR MEASUREMENT, THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION 23; THENCE N 00°52'02" E ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.33 FEET TO A FUTURE CORNER OF SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N 02°10'22" E ALONG SAID FUTURE EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.04 FEET; THENCE N 01°25'08" E ALONG SAID FUTURE EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 427.69 FEET TO THE POINT OF CURVATURE OF A 585.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID FUTURE EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'02" AND ARC DISTANCE OF 288.78 FEET, THE CHORD OF SAID CURVE BEARS N 12°43'23" W, A DISTANCE OF 285.86 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION AND THE POINT OF BEGINNING, CONTAINING AN AREA OF 2,333,931.66 SQUARE FEET (53.58 ACRES) MORE OR LESS.

ZONING
AGR

DATA

$\Delta=24^{\circ}39'05''$
 $R=283.00'$
 $L=121.76'$
 $T=61.84'$
 $C=120.82'$
 $CB=N\ 12^{\circ}21'32''\ W$

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE: 10-01-88 BY: J. B. DODGE PAGE: 2 OF 40

THE FOREGOING USE PERMIT WAS APPROVED BY THE CITY COUNCIL
RESOLUTION # _____ ON 449 _____ DAY OF _____

ATTEMPT GET CLINK

USE PERMIT SEE A-1
TOTAL BUILDING AREA 8.23 AC.
FLOOR AREA RATIO 10.5

CONCRETE/METAL/UPPER - 4.6 SPACES/1000 S.F.

RESTAURANTS - 1 SPACE/00 SF.

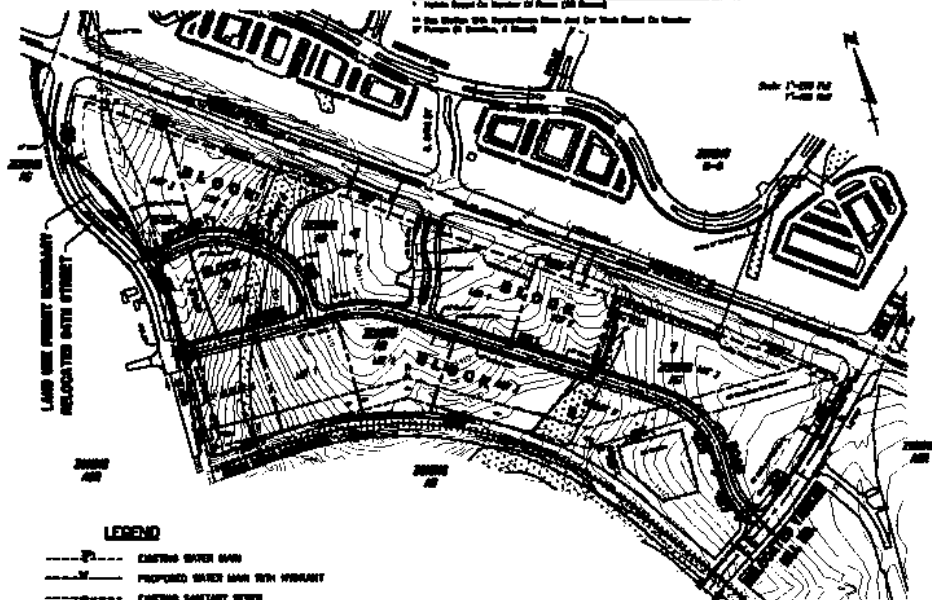
HOTELS - 1 SPACE/ROOM + 1 SPACE/1000

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE
REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE ALLEN P. JAMES E-4366

[illegible]

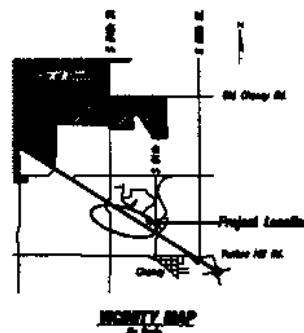
14. See *Wright v. New Orleans*, 189 U.S. 103, 107 (1903) (quoting *Ex parte* *Wright*, 189 U.S. 103, 107 (1903)).



	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN WITH MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED LEFT LINE WITH CROSSHAIR
	LAND USE PERMIT BOUNDARY
	PROPOSED ACCESSIBILITY/UTILITY EASEMENT
	BUILDING SET BACK LINE ALONG MARKER ROADWAYS
	PRE-DEVELOPMENT WETLANDS
	AREA TO BE CONSERVED AS PUBLIC TRUST OF CITY



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 $\log_2 16 = 4$

**USE PERMIT SITE PLAN**

ELSON CORP.
ELSON HUNTER
R.R. 1 BOX 634
ADAMS, NE 68309
PHONE: (402) 786-4571

NAME ORGANIZATION ADDRESS, CITY,
STATE & STREET
LIVELAND, MI 48150
PHONE: (313) 478-2700

1. SANITARY SEWER TO BE 12" AND WATER LINES TO BE 4" UPON UTILITY EXTENSION. SEWER, UTILITY SEWER SHALL BE CONSIDERED EXISTING FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT AND SHALL BE LOCATED TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. ALL PAVEMENT RETURN RISE TO BE 2% (MINIMUM OVERLAP OVERLAP NOTED).
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR DRAINAGE CONTROL AND DRAINAGE DURING AND AFTER LAND PREPARATION.
4. THE PROPOSED AREA IS CURRENTLY ZONED AS: PROPOSED ZONING FOR IS B-5 (MEDICAL BUSINESS DISTRICT).
5. SIDEWALK WITHIN LOT PERMIT TO BE BUILT AS SHOWN.
6. ALL SIDEWALKS TO BE BUILT AT MIN. 8" WIDE.
7. ALL DIMENSIONS ALONG CURVES ARE AND DISTANCES.
8. EXIST VEHICULAR ACCESS TO S. 20TH STREET, S. 21ST STREET, AND HIGHWAY 2 SHALL BE MAINTAINED EXCEPT AS SHOWN ON THE PLAN.
9. ALL ELEVATIONS ARE TO MAND 5585.
10. PROPOSED INTERNAL LOT DRAINAGE SHOWN ARE CONCEPTUAL ONLY AND CAN BE ADJUSTED AT THE TIME OF ADJUSTING FINAL PLANS, AND SHALL BE SUBMITTED WITH PLANS AS THEY ARE DEVELOPED AND SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS PROVIDED THEY MEET ZONING AND SETBACK REQUIREMENTS.
11. UNLESS OTHERWISE SHOWN, BUILDINGS DEVELOPED FOR MEDICAL, ONLY SHALL BE CONSIDERED AS THE LOT LINE. BUILDING STRUCTURES INCLUDING GARAGES, ATTACHED GARAGES, PATIOS, ETC. CAN BE LOCATED ANYWHERE WITHIN THE LOT PROVIDED THEY DO NOT EXCEED AN OVERHANG OF 30" FROM THE EXISTING LOT LINES. PARKING LOTS SHALL NOT EXCEED ANY PUBLIC ACCESS CARVEOUTS ALONG ANY DESIGNATED PRIVATE DRIVEWAY.
12. THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON AND OFF PREMISES IS PROHIBITED AND IS PROHIBITED TO BE SERVED IN BUILDINGS ETC. PLANS ARE 23.00 AND 33.00 AND OF THE TRAIL 27 LINCOLN MUNICIPAL CODE FOR ZONING HAVE BEEN MET.
13. LANDSCAPE PLAN SHEET 7/7 LITERATURE SIGNAGE (LANDSCAPING ONLY) SHALL BE CONSIDERED TO BE SUBMITTED WITH BUILDING ETC. PLANS AS THEY ARE DEVELOPED AND SHALL BE APPROVED THROUGH BUILDING PERMIT PROCESS.
14. POZZES, BARRIERS, TRAFFIC INDICATIONS, RECORDING STRUCTURES, AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE PLANS IF THEY ARE 20' BY 20' OR SMALLER AND ARE OUTSIDE OF THE SITE BOUNDARIES, EXISTENCES, AND EXISTENCES AND ARE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND CODES.
15. LOTS 1-3, BLOCK 1; LOTS 1-3, BLOCK 2; LOTS 1, BLOCK 3; LOTS 1-3, BLOCK 4 DAY CHARGE LINES LINES IN LAND USE TABLE AT BACK OF BUILDING PERMIT PROCESS. THE BUILDING PERMIT PROCESS SHALL BE SUBMITTED WITH ALL OTHER APPLICABLE CODES AND ZONING REQUIREMENTS ARE SET AND VERIFICATION OF THE CHARGES WITHIN THE CITY OF LINCOLN CITY CODE FOR ZONING HAVE BEEN MET.
16. TOTAL USAGE: TOTAL BLDGS - 4
TOTAL LOTS - 8 - 2 (PROPOSED 8 - 2 ZONING)
OUTLINES A, B, C, D - CONCEPTUAL, WEATHER, AND
STORMWATER DETENTION POND.
17. STREET S SHALL BE ADJUSTED AFTER CONSTRUCTION OF THE NEW WITH THE STREET AND THE ADJUSTMENT OF PART OF THE CENTER 20TH STREET RAMP FOR THE ADJUSTMENT ADJUSTMENT WITH SIDE CURB. DATED NOV. 14, 2024
PAGE 21.
18. ANY RELOCATION OF EXISTING UTILITY FACILITIES WILL BE AT THE DEVELOPER'S EXPENSE.
19. BUILDING SETBACK LINE SHALL BE 5' OFF FROM PROPERTY LINE ALONG 20TH AND 21ST STREETS AND 1' FROM CENTERLINE OF HIGHWAY 2. PAYMENT OF 10% OF THE TOTAL COST OF THE BUILDING SHALL BE PAID TO THE CITY OF LINCOLN FOR THE CENTERLINE OF HIGHWAY 2.
20. RELOCATED 20TH STREET TO ADJUST LAND BOUNDARY AND RELOCATED YAMMET LANE FROM HIGHWAY 2 TO THE NEW STREET CORRECTOR AND TO BE 20' BY 20' FOR CONSTRUCTION.

1. NO SIGNALS ALONG HIGHWAY 2.

USE PERMIT SITE PLAN

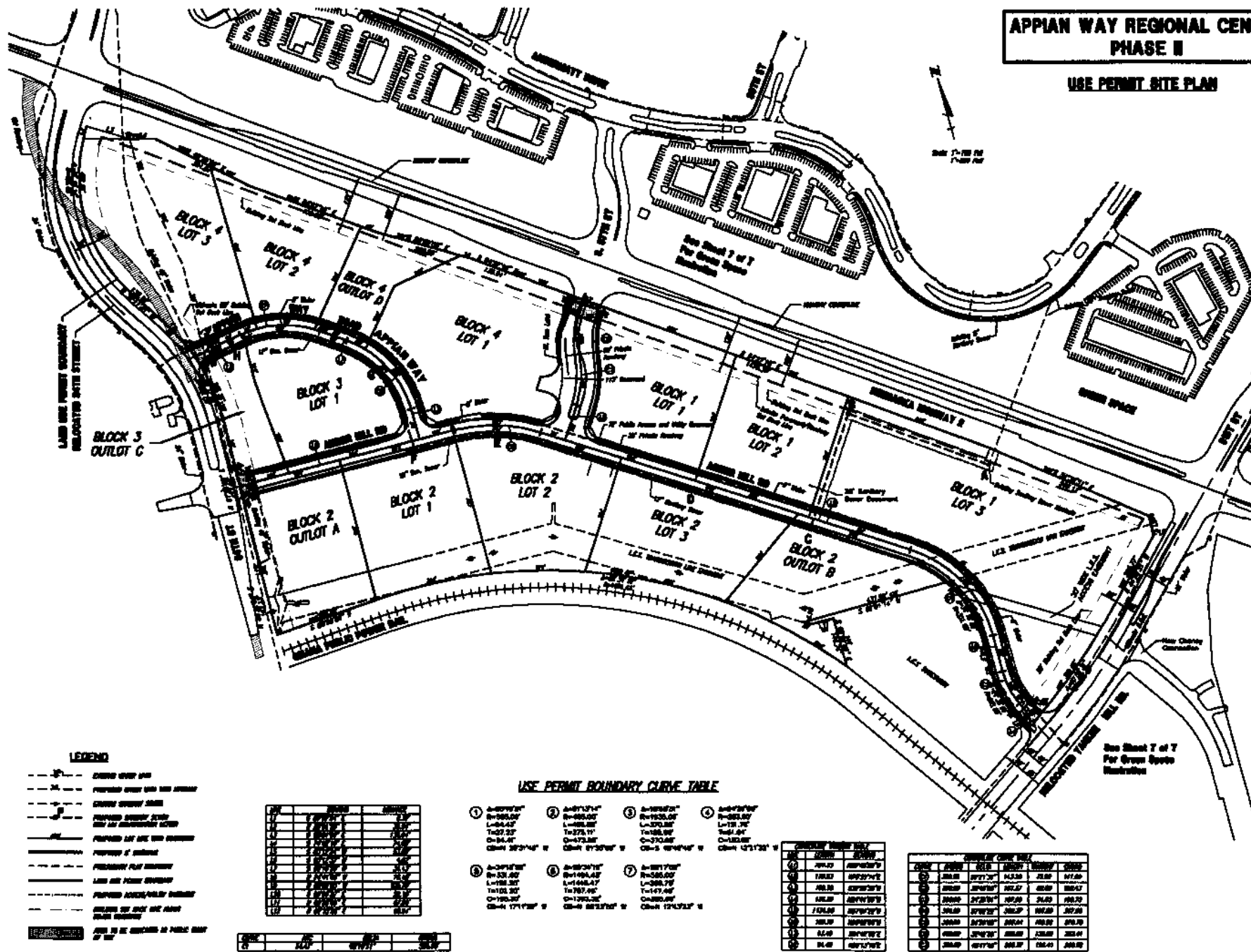
NY 7d SITE PLAN

**87TH & HWY 2 DEVELOPMENT
LINCOLN, NEBRASKA**

EXCITING OFFER
Lincoln, NE 68501
402/339-7200

上海

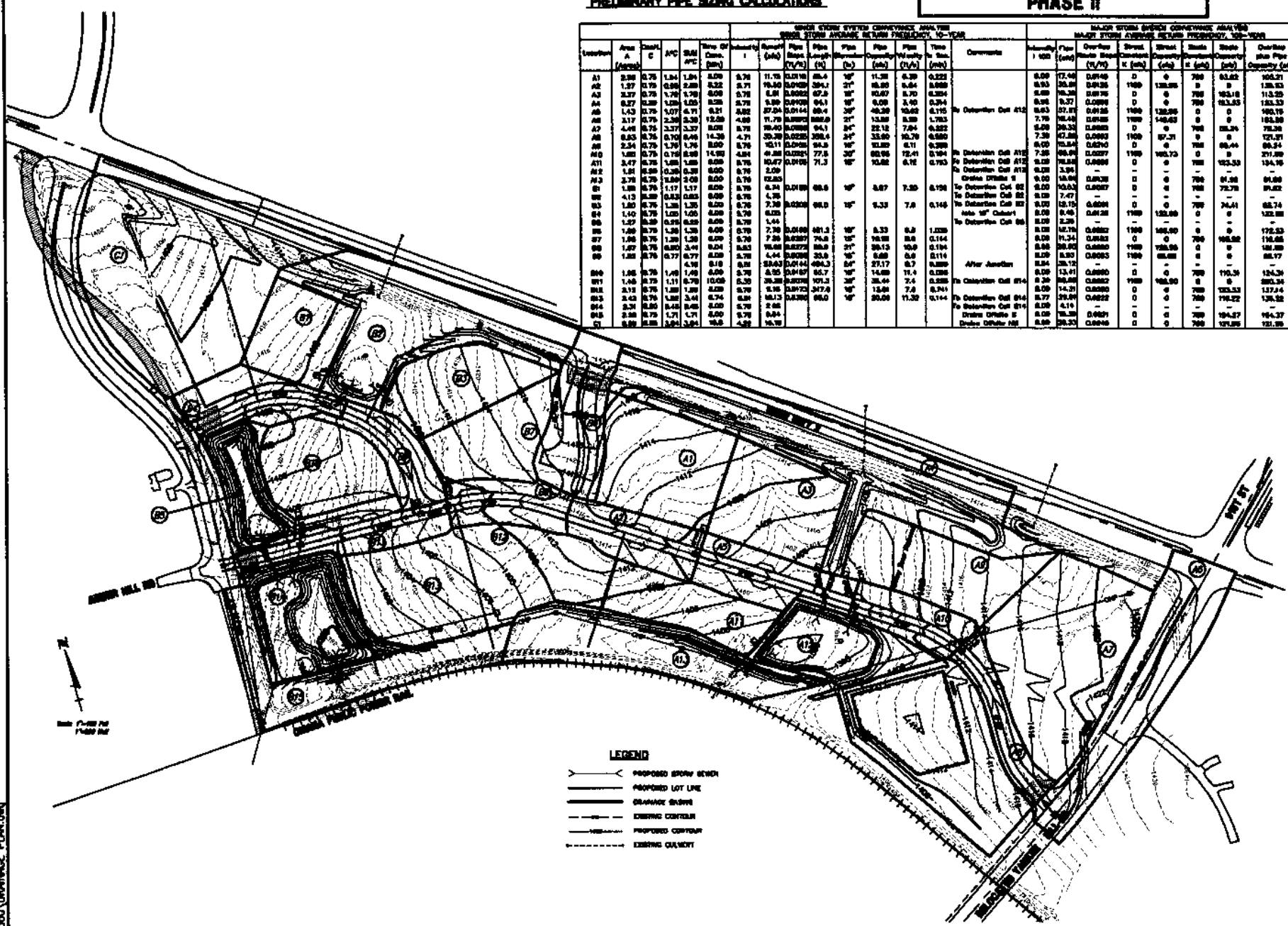
NAME **JOE SHAW**
 AGE **147**
 SEX **MALE**
 DOB **02-22-1900**
 FIELD MARK **_____**
 FILE NO. **_____**
 JURY NO. **2/7**



C:\1560\SITE PLAN.dwg

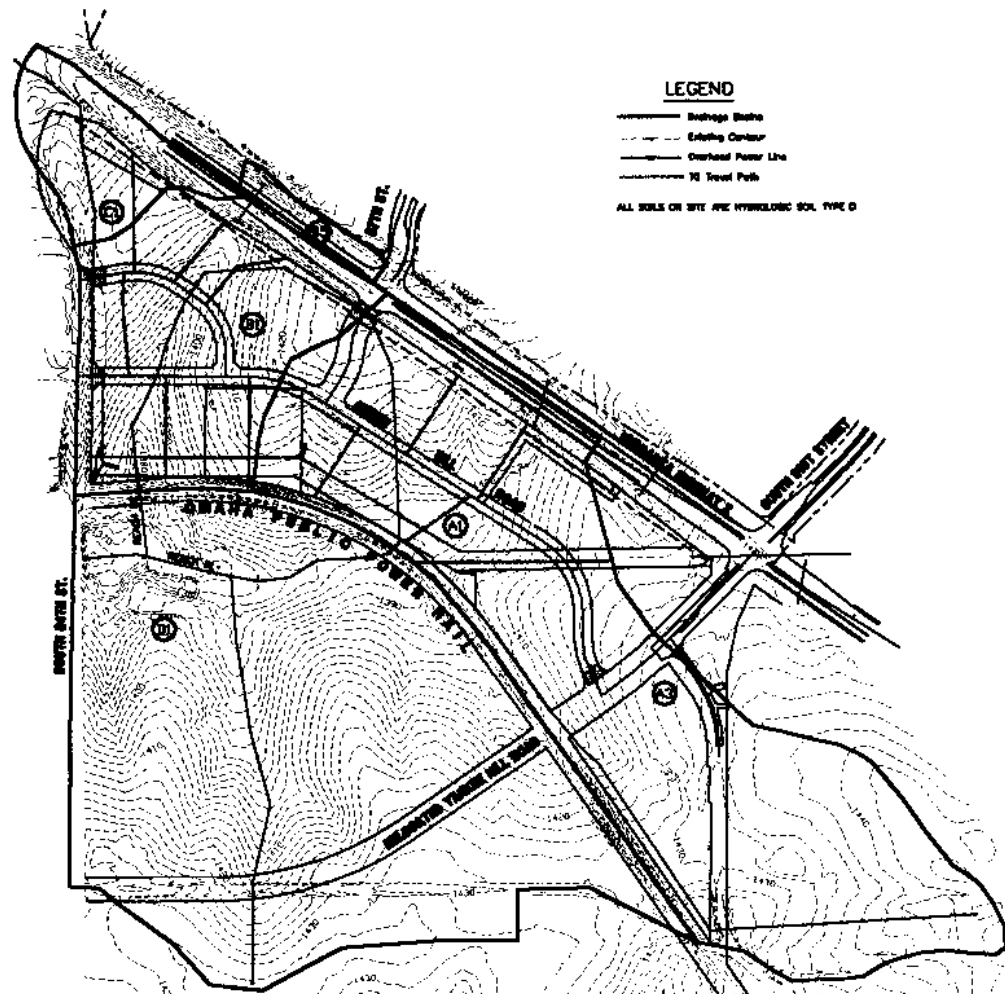
 HNS Consulting Group, Inc.	LINCOLN OFFICE 125 S. 14th AVE. LINCOLN, NE 68502 402/775-2525	87TH & HWY 2 DEVELOPMENT LINCOLN, NEBRASKA	DRAINAGE PLAN PRELIMINARY PIPE SIZING CALCULATIONS
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**APPIAN WAY REGIONAL CENTER
PHASE II**

[illegible]

C:\1580\ DRAINAGE PLAN.dwg

APPIAN WAY REGIONAL CENTER PHASE II



LEGEND

- Redline Sheds
 - Existing Contour
 - Overhead Power Line
 - 10' Travel Path
- ALL SOILS ON SITE ARE HYDROLOGIC SOIL TYPE D

PRE-DEVELOPED

RUNOFF DATA - BASIN A (OUTFALL)

SCS Method

PRE-DEVELOPED CONDITIONS CONTRIBUTING DRAINAGE AREA = 80.18 A.C.				
STORM PREC.	PRE-DEVELOPED CONDITIONS STORM RUNOFF TO OUTFALL (cfs)	PRE-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cfs)	STORAGE VOLUME (cu-ft)	WATER SURF ELEVATION (ft)
2	118	112	NA	NA
10	214	214	NA	NA
100	338	338	NA	NA

RUNOFF DATA - BASIN B (OUTFALL)

SCS Method

PRE-DEVELOPED CONDITIONS CONTRIBUTING DRAINAGE AREA = 27.03 A.C.				
STORM PREC.	PRE-DEVELOPED CONDITIONS STORM RUNOFF TO OUTFALL (cfs)	PRE-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cfs)	STORAGE VOLUME (cu-ft)	WATER SURF ELEVATION (ft)
2	43	43	NA	NA
10	83	83	NA	NA
100	133	133	NA	NA

RUNOFF DATA - BASIN C (OUTFALL)

SCS Method

PRE-DEVELOPED CONDITIONS CONTRIBUTING DRAINAGE AREA = 8.08 A.C.				
STORM PREC.	PRE-DEVELOPED CONDITIONS STORM RUNOFF TO OUTFALL (cfs)	PRE-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cfs)	STORAGE VOLUME (cu-ft)	WATER SURF ELEVATION (ft)
2	17	17	NA	NA
10	33	33	NA	NA
100	52	52	NA	NA

RUNOFF DATA - BASIN D (OUTFALL)

INCLUDES BASINS A & B

SCS Method

PRE-DEVELOPED CONDITIONS CONTRIBUTING DRAINAGE AREA = 171.27 A.C.				
STORM PREC.	PRE-DEVELOPED CONDITIONS STORM RUNOFF TO OUTFALL (cfs)	PRE-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cfs)	STORAGE VOLUME (cu-ft)	WATER SURF ELEVATION (ft)
2	338	338	NA	NA
10	819	819	NA	NA
100	999	999	NA	NA

SUBAREA BREAKDOWN - PRE-DEVELOPED

SUBAREA	AREA (ACRES)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (HOURS)
A1	26.02	84	0.23
A2	48.31	87	0.43
B1	26.06	84	0.48
B2	1.87	83	0.12
C1	5.08	84	0.20
C2	29.21	88	0.30



Zaner-Bloser

RUNOFF DATA - POND A1, BASIN A (OUTFALL)

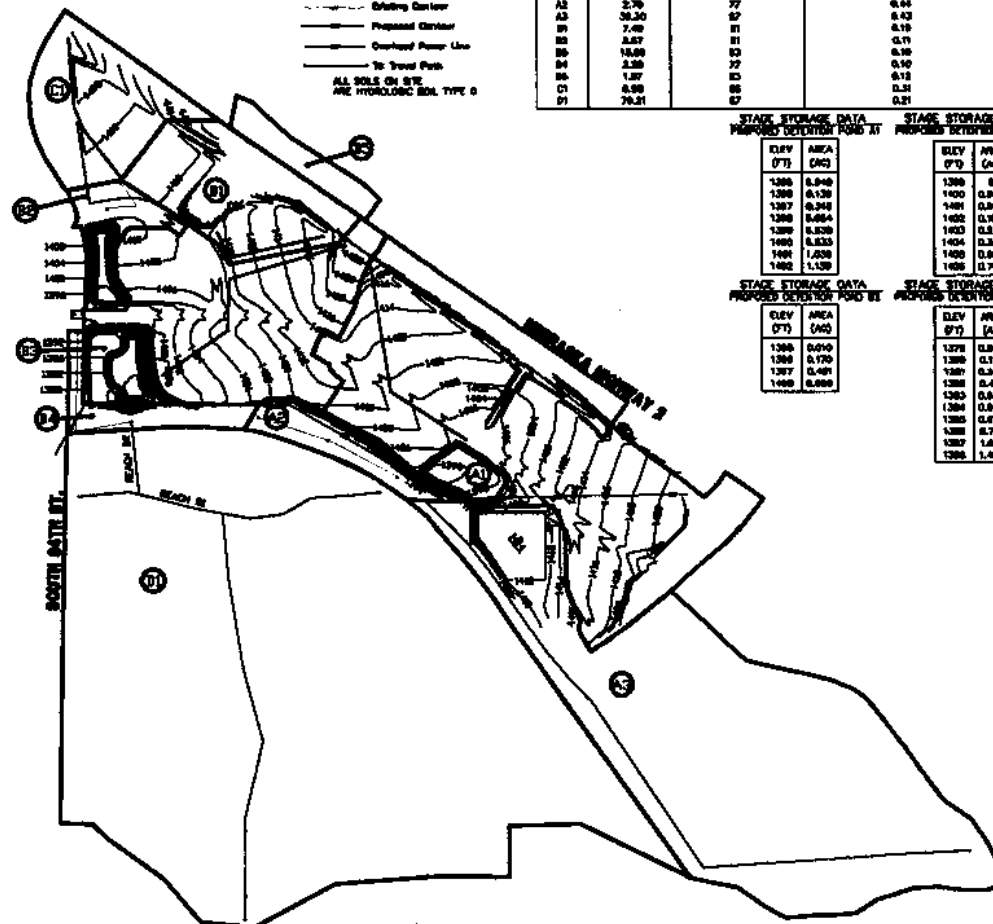
POST-DEVELOPED CONDITIONS CONTINUING DAMAGE AREA - SITES A.C.				
STORM FREQ.	POST-DEVELOPED CONDITIONS STORM RAINFALL TO OUTFALL (mm)	POST-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (m³/s)	STORAGE VOLUME (AA-83)	WATER SURFACE ELEVATION (1)
2	63	27	1386.5	
10	104	47	1402.4	
100	226	87	1421.0	

CHINA BREAKDOWN - POST-DEVELOPED

SUBAREA	AREA (ACRES)	SEEN TO CURVE NUMBER	TIME OF CONCENTRATION (HOURS)
A3	28.00	94	0.18
A2	2.79	77	0.04
A1	39.50	67	0.13
B9	7.49	77	0.10
B8	2.67	81	0.10
B6	14.00	82	0.10
B4	2.38	83	0.10
B5	1.87	83	0.13
C1	0.80	85	0.13
	76.51	86	0.21

————— Drainage System
 ————— Existing Curb/Low
 ————— Proposed Driveway
 ————— Proposed Pump Line
 ————— To Travel Path

**ALL SOILS ON SITE
 ARE HYDROLOGIC SOIL TYPE**



PLUMMET DATA - BASIN A (CONTINUED)

POST-DEVELOPED CONDITIONS CONTROLLING DAMAGE AND AFS A.E.				
STORM FREQ.	POST-DEVELOPED CONDITIONS STORM RAINFALL TO OUFALL	POST-DEVELOPED CONDITIONS OUFALL RELEASE RATE (cfs)	STORMWATER VOLUME (ac-ft)	WATER RUN DURATION (hr)
2	162	166	86	66
10	171	176	86	66
100	209	201	86	66

RUNOFF DATA - GASH 8 (OUTFALL)

POST-DEVELOPED CONDITIONS				
CONTINUING CHANNEL AREA = 30.30 A.C.				
STORM FREQ.	POST-DEVELOPED CONDITIONS STORM RUNOFF TO OUTFALL (cfs)	POST-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cfs)	STREAM VOLUME (ac-ft)	WATER SURF ELEVATION (ft)
2	34	34	34	99.0
10	34	34	34	99.0
100	34	34	34	99.0

RUNOFF DATA - BASIN C (OUTFALL)

PORT-DEVELOPED CONDITIONS CONTINUOUS STORMS - 1988 A.D.				
STORM FREQUENCY	PORT-DEVELOPED CONDITIONS STORM RUNOFF TO OUTFALL (cfs)	PORT-DEVELOPED CONDITIONS OUTFALL FLOW RATE (cfs)	STORAGE VOLUME (Acre-Feet)	WATER SURFACE ELEVATION (ft)
3	14	14	0%	34.5
10	35	35	0%	34.5
100	41	41	0%	34.5

RUNOFF DATA ~ BASIN D (OUTFALL) INCLUDES BASINS A & B

POST-DEVELOPED CONDITIONS				
CONTINUING DAMAGE, 1977-83 A.D.				
STORM FREQ.	POST-DEVELOPED CONDITIONS STORM RESIST TO CUTALL (cm)	POST-DEVELOPED CONDITIONS CUTALL RELEASE RATE (cm)	STORMS VOLUME (MLT)	WATER RISE ELEVATION (M)
2	284	284	94	34
10	304	304	94	34
100	782	782	94	34

RUNOFF DATA - POND #1, BASIN 8 (OUTFALL)

POST-DEVELOPED CONDITIONS CONFIRMING CHANGE 20/4 & 2.45 A.C.				
STORY FREQ.	POST-DEVELOPED DOWNDRIFT STORY RUMPLE TO OUTWALL (in)	POST-DEVELOPED DOWNDRIFT OUTWALL RELEASE RATE (in)	STORMING VOLUME (Ac-ft)	WATER SURF ELEVATION (ft)
2	20	10	0.4	1408.0
76	20	12	0.5	1408.5
100	76	13	1.9	1408.4

RUNOFF DATA - POND 02, BASIN B (OUTFALL)

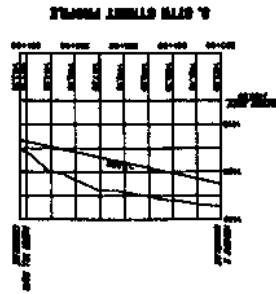
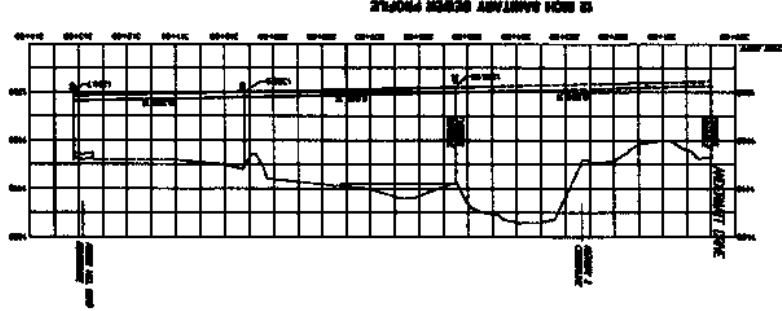
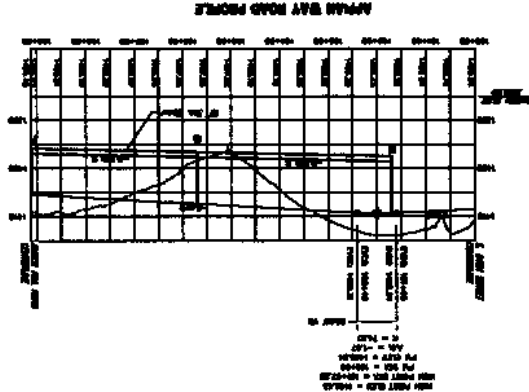
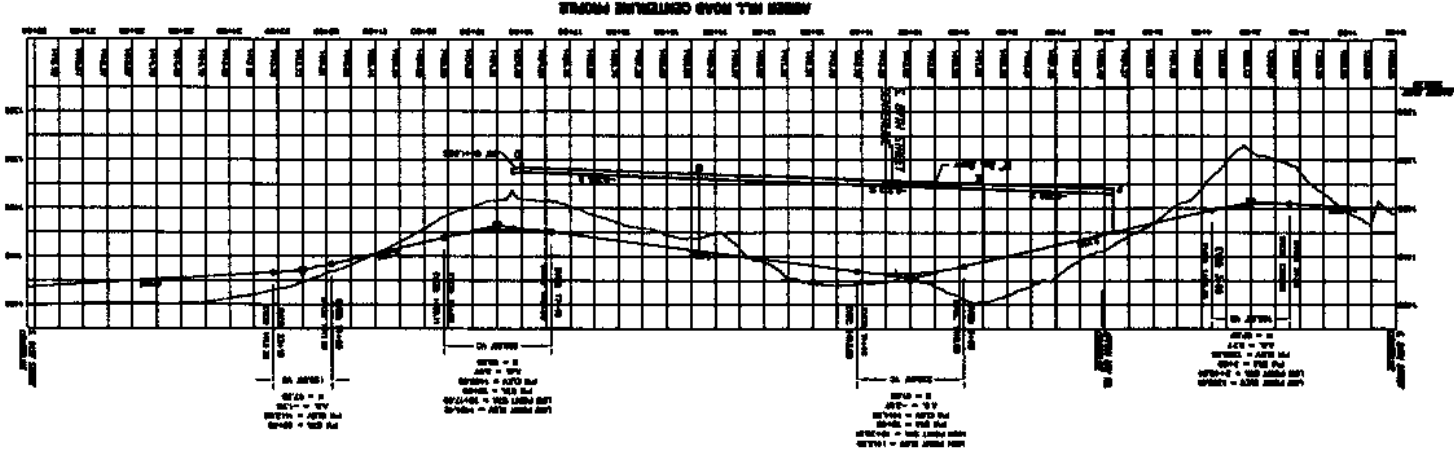
POST-DEVELOPED CONDITIONS CONTRIBUTING DRAINAGE AREA = 12.15 A.C.				
STORM FREQ.	POST-DEVELOPED DRAINAGE STORM RUNOFF TO OUTFALL (cfs)	POST-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cfs)	STORAGE VOLUME (A.C.)	WATER SURF ELEVATION (ft)
3	10	9	0.4	1307.7
10	25	11	0.7	1307.6
100	36	12	1.0	1308.0

BLINDOFF DATA - POND 83, BATH # (CUTFAU)

POST-DEVELOPED CONDITIONS				
OCEANICUS, DOUGLAS, ASHL - JUNE 8, 0				
STORM FREQ.	POST-DEVELOPED CONDITIONS STORM HURRIC TO OUTFALL (cm)	POST-DEVELOPED CONDITIONS OUTFALL RELEASE RATE (cm)	STORAGE VOLUME (cu ft)	WATER SURF ELEVATION (ft)
3	87	34	0.0	1388.6
10	92	30	0.0	1384.0
100	102	20	1.7	1389.5

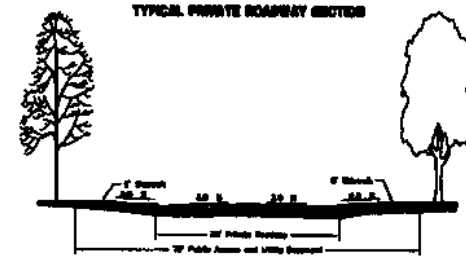
OUTLET STRUCTURE INFORMATION

GUTLET	OUTFALL CLAMHRT DESCRIPTION	GUTLET CLAMHRT LENGTH (FT)	UPSTREAM HAVERT (FT)	DOWNSTREAM HAVERT (FT)
A1	35"RCP	120	1384.0	1384.0
B1	18"RCP	65.3	1386.0	1387.0
B2	18"RCP	140	1386.0	1386.0
B3	18"RCP	87	1376.0	1375.0



**APPIAN WAY REGIONAL CENTER
PHASE II**

1" = 10' HORIZ.
1" = 10' VERT.









**87TH & HWY 2 DEVELOPMENT
LINCOLN, NEBRASKA**

602-614/200
 10000 in "year"
 10000 and "5" 500
 10000 10000?

 $\frac{7}{7}$

LEGEND

-  EXISTING TREES PLANTED ALONG HWY 2 SIDE
 EXISTING TREE MARK
 PROPOSED REDUCED TREE LOCATION
 PROPOSED CONSPICUOUS TREE LOCATION
 PROPOSED REDUCED SHALOW LOCATION
 PROPOSED CONSPICUOUS SHALOW LOCATION

STREET TREES AND LANDSCAPE SCHEDULE

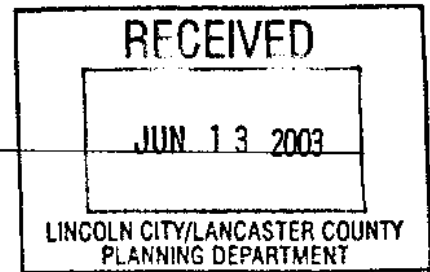
STREET TREES AND LANDSCAPE SCHEDULE							
KEY	COMMON NAME	BOTANICAL NAME	SIZE OF PLANTING	PLANTING RATE PER AC	SPACING	PLANTING	MAINTENANCE
1	SHAW-WHITE OAK	Quercus alba	3 1/2" cal.	500	20'	40'	40'
2	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
3	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
4	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
5	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
6	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
7	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
8	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
9	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
10	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
11	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
12	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
13	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
14	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
15	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
16	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
17	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
18	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
19	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
20	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
21	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
22	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
23	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
24	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
25	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
26	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
27	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
28	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
29	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
30	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
31	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
32	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
33	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
34	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
35	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
36	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
37	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
38	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
39	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
40	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
41	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
42	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
43	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
44	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
45	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
46	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
47	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
48	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
49	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'
50	REDWOOD	Sequoia sempervirens	3 1/2" cal.	500	20'	40'	40'

SITE LANDSCAPING BY LE

NEW YORK

C:\1580\LS PLAN.dwg

M e m o r a n d u m



To: Brian Will, Planning Department
From: ^{CB} Chad Blahak, Public Works and Utilities
Subject: Appian Way Regional Center Phase II
Date: June 12, 2003
cc: Randy Hoskins

Engineering Services has reviewed the Use Permit for Appian Way Regional Phase II, located south of Highway 2 between South 91st Street and South 84th Street, and has the following comments:

- **Water Main** - The 24" water main in South 84th Street should be extended to the south property line.
- **Sanitary Sewer** - The proposed sanitary sewer that is shown to run along the west side of Lot 3, Block 1 appears to be located in a proposed drainage ditch. The plans need to be revised to show the sewer out of the drainage ditch. This will eliminate possible conflicts with the necessary storm sewer at Amber Hill Road and eliminates problems that may arise from disturbing the ditch in the event of required sewer maintenance.

It appears that the sanitary sewer is proposed to be greater than 15' deep. This is contrary to design standards and a waiver will need to be requested with justification. If the sewer is not intended to be deeper than 15', this needs to be shown on the plans. Sewer can be built to serve Lots 2 & 3 from Beals Slough and eliminate excessive depths. It also appears that street grades could be adjusted to eliminate excessive depths.

- **Grading/Drainage** - The proposed contours for South 84th Street and for Yankee Hill Road need to be shown on the grading plans.

Show the size and adequacy of the existing culverts in the existing rail road right-of-way.

The inlets into detention cell B3 appear to be outletting onto a platform above the main area of the cell. This platform is less than the required 2% slope. Also, there appears to be an overflow spillway for the platform to the main area of the cell. This overflow area will need some stabilization treatments to prevent erosion on the spillway slope.

Show the offsite area that is drains to the site via the existing culvert shown near the lot line between Lots 2 & 3 of Block 1. This area also needs to be included in the drainage and detention calculations.

Show minimum opening elevations for all lots abutting proposed detention cells and drainage ditches.

The site plan shows areas of existing delineated wetlands on the site. Any disturbed wetland area will be required to be mitigated through an Army Corps of Engineers 404 Permit at the appropriate area ratios. Show on the plans the areas designated for mitigated wetlands or comment on the intended plan for mitigation.

- Streets - A curb and gutter urban section including required left turn lanes should be shown for the full length of South 84th Street that abuts the boundary of the plat.

The site plan shows 60' of right-of-way for the full length of South 84th Street. The Comprehensive Plan indicates 65' of right-of-way is required for 700' from the centerline of the intersection with Highway 2.

A right-of-way stub is not required at Appian Way Road and South 84th Street as there is no approved median break and therefore no signal planned.

South 91st Street, south of Cheney connector, should be paved with this development. the intersection of Amber Hill Road and South 91st Street will be right in/right out only.

Amber Hill Road on the west side of the intersection with South 84th Street may need to be reconstructed to match the lane configuration shown on the east side of the intersection.

The length of the South 87th Street and Highway 2 intersection right-of-way stub should be shown as 80' minimum. A minimum of 150' long dual left turn lanes should be provided or the length adjusted if shown to be necessary in the revised traffic study.

The traffic study should be revised to show the assumed trips from the identified uses in this plat and the traffic distribution of these trips at the public street intersections with streets in this plat.

The developer should be required to pay for the extensions of 84th and 91st Streets needed to meet subdivision standards.

- Waivers - The request to waive sidewalks along the south Highway 2 is satisfactory to Public Works as the development on the north side of Highway 2 was not required to install sidewalks.

The requested waiver of design standards to discharge sanitary sewer from one basin to another is acceptable provided that the sanitary comment above regarding sewer depth is addressed satisfactorily.

- General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

PUBLIC WORKS AND UTILITIES DEPARTMENT
WATERSHED MANAGEMENT

MEMORANDUM

To: Brian Will
Cc: Ben Higgins, Chad Blahak

From: Devin Biesecker
Date: June 11, 2003

Subject: Appian Way Regional Center

Below are Watershed Management's comments on Appian Way Regional Center Phase II. Comments are based on a 7 sheet plan set stamped May 23, 2003 by the Planning Department.

1. Drainage from both detention areas empties into the right-of-way of Omaha Public Power District railroad and then flows under the railroad through a culvert at each location. The size and type of the culverts under the railroad should be included on the plan. The culverts should also be incorporated into the design calculations showing that there are no impacts to railroad property.
2. Due to the close proximity of this development to Omaha Public Power District right-of-way the designers should coordinate this project with Omaha Public Power District to ensure that any requirements they may have are met. Please contact:

Judith Sorensen
Omaha Public Power District
(402) 636-3654
3. Include detailed drawings of the outlets (pipes, outlet structure, and berm elevation) for each detention pond. An emergency spillway should also be included for each pond to prevent the berm from failing in the event of a storm greater than the capacity of the detention area or the outlet structure becoming blocked by debris.
4. To ensure grading near detention areas will not change when individual owners are involved, include on the preliminary plat minimum opening elevations for buildings on lots adjacent to the detention areas
5. The post development time of concentration for the drainage area A2 seems to be excessive. The area appears to have a moderate slope and a relatively short flow path
6. Proper permits must be obtained to grade in or near the wetlands. If mitigation for the wetlands has already taken place include a copy of the permit.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Brian Will

DATE: June 4, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Appian Way Regional
Center CZ #3411
UP #150 Annex #03002

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Appian Way Regional Center with the following items noted:

- The proposed development is located within the Pine Lake Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/fertilizers and ensuring the proper the storage of chemicals and/or fuels.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.
- Water and sanitary sewer to be provided by the City of Lincoln.
- If water wells exist on the property, they must be properly decommissioned or permitted.
- If onsite wastewater systems exist on the property, they must be properly abandoned.

Memo



To: Brian Will, Planning Department

From: Mark Canney, Parks & Recreation

Date: June 3, 2003

Re: Appian Way Regional Center CZ 3411

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Designate whether internal streets are public or private.
2. Street trees are required along Highway 2.
3. Street trees need to comply with the species and spacing requirement as defined in the City of Lincoln Design Standards.
4. Street trees need to be shown along 84th Street.
5. Street trees need to be extended along the frontage of all outlots.
6. The Right-of-way along Yankee Hill needs to show the easement for bike trail.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



INTER-DEPARTMENT COMMUNICATION

DATE June 5, 2003

TO Brian Will, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN#79S-87E

Attached is the Use Permit/Sit Plan for Appian Way Regional Center Phase II.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections with easement corridors shall follow established guidelines to maintain clearance from utility facilities.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File

